

# 1. Welcome

This exhibition outlines proposals for a new public house/community facility and residential development in Marston St Lawrence.



Fisher German LLP have been instructed by Hook Norton Brewery to prepare and submit a planning application a new public house/community facility and residential development

We are undertaking this community consultation to engage the local villagers and shape the proposals. We also want to gauge the demand for the proposed new facility. We welcome any comments and questions you may have regarding the proposals and kindly request that you complete a questionnaire before leaving the exhibition.



## 2. The Problem

### a. Unviable and unfeasible local pub

The pub closed in April 2012 as it was unviable and unfeasible to operate as a profitable business, it has remained closed since.

The building has small inflexible rooms, adhoc extensions for the toilets, poor insulation and does not meet current accessibility and energy efficiency standards. The building is incredibly expensive to run and has not been desirable for reletting. The works required to make the building attractive to operate would be unviable.

### b. Previous applications

Since the pub closed there have been two noteworthy planning applications at the site:

In 2013, a planning application was refused for the demolition of an outbuilding, construction of two dwellings and formation of a pub carpark. The planning application was refused because the proposal was not considered a sustainable form of development and the proposal impacted upon the character and appearance of the area. A subsequent Appeal was submitted, the Planning Inspector dismissed the appeal, upholding the “sustainability” reason for refusal but disregarding the impact upon the character of the area.

In 2015, a planning application was refused which proposed the conversion of the existing public house to two residential units with associated amenity and parking areas. The planning application was refused due to the proposals inability to successfully demonstrate the unviability of the public house, impacts upon the character and appearance of the area and loss of community facility.

Our new proposal seeks to learn from these previous applications and delivers a scheme that delivers numerous benefits to the village. Discussions with the Parish Council have outlined that they wish to see a useable community facility.





# 3. The Solution

## a. Community run community facility

The proposal includes a flexible community space. In the mornings the facility could operate as café, local shop and post office. The facility could stock necessities such as bread, eggs and milk. It could also include a community post office for the sending and delivery of parcels. A flexibility designed space could also be made available for community activities and events throughout the day such as quiz nights and live music. In the evening the building would transform into a public house and restaurant. The community facility would provide an opportunity for local residents to socialise in a comfortable setting. The Parish Council are minded to employ skilled local people to operate the restaurant and serve rustic homely meals. All profits made by the facility will be reinvested back into the local community.

## b. Growth to achieve sustainability

The current building does not lend itself to either a commercial operation or for flexible community use. There is not sufficient economic activity within the village to support a thriving and economically viable public house. This proposal seeks to deliver eight homes which will generate a small growth in population in turn enhancing the viability of the community facility. It is critical that the community facility can run profitably, increasing the customer base contributes towards achieving this.

## c. Sympathetic design

The design of the proposal has been carefully considered to blend in with the existing buildings in the village. Materials from the old pub will be salvaged and re-used where possible on the new buildings. The design of the proposal seeks reference from the existing 'linear pattern development'. We welcome comments on the design to shape the proposal into a scheme that is acceptable to the local community.

## d. Diversity

In partnership with Marston Parish Council we have identified a local demand for two and three bedroomed properties. The delivery of a range of two and three bedroom homes will encourage different groups of people into the village, specifically young families. Encouraging younger generations into the village will provide the local facility with a degree of longevity. With a wide age range of local people invested into making the community facility a success, the responsibility of doing so can be handed down the generations in the village as people step down from their commitments or move away.



## 4. The Proposal



- New community hub – with potential to include a Pub, shop, coffee shop etc
- Front pub garden
- Eight Residential dwellings
- Private gardens and driveways for all house
- Demolition of existing structures – reuse of materials from the existing pub to recreate the stone aesthetic



# 5. The Proposal



Artist Impression of proposed community facility



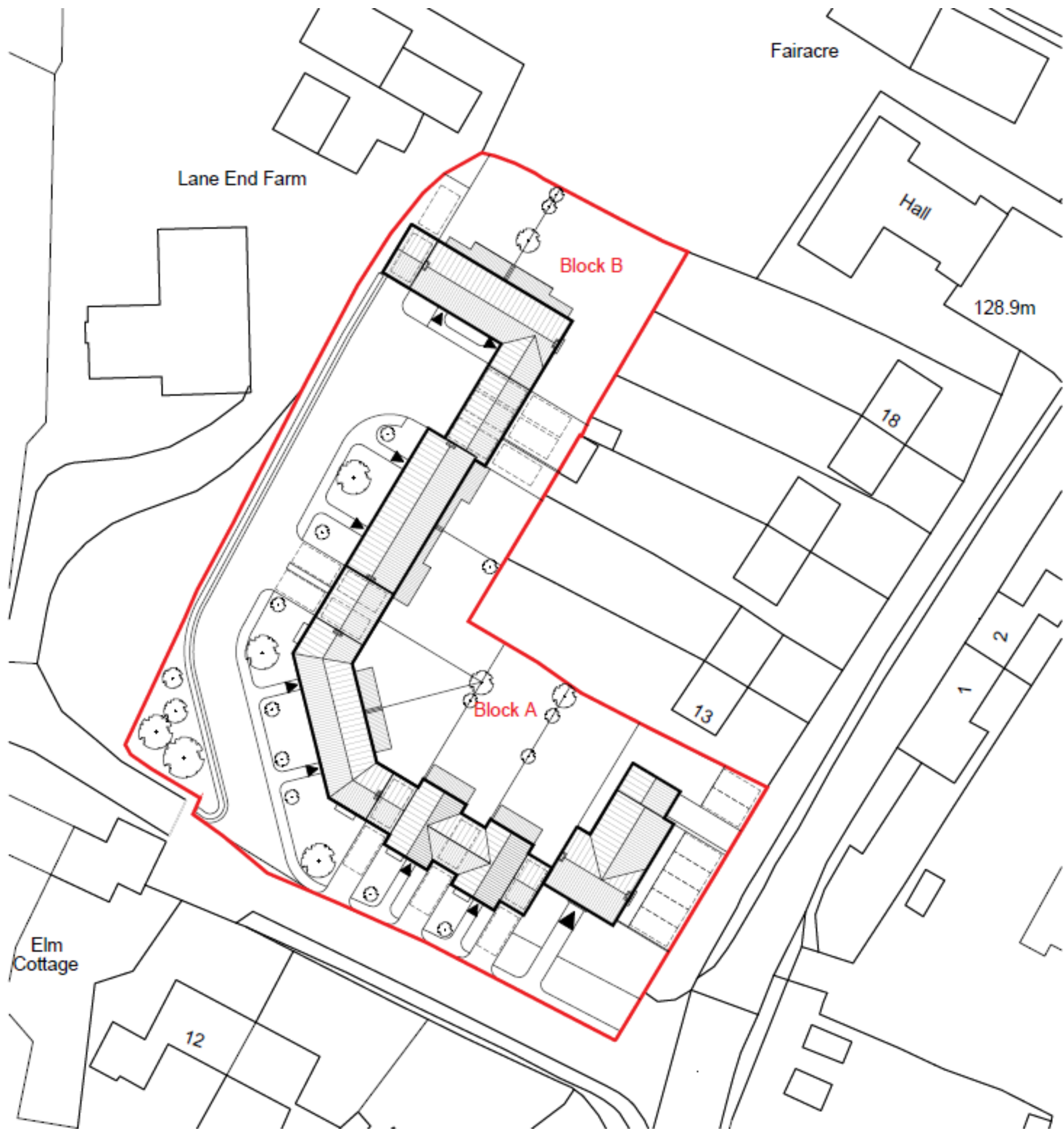
Artist Impression of proposed terraced dwellings



Artist Impression of proposed detached and semi-detached dwellings

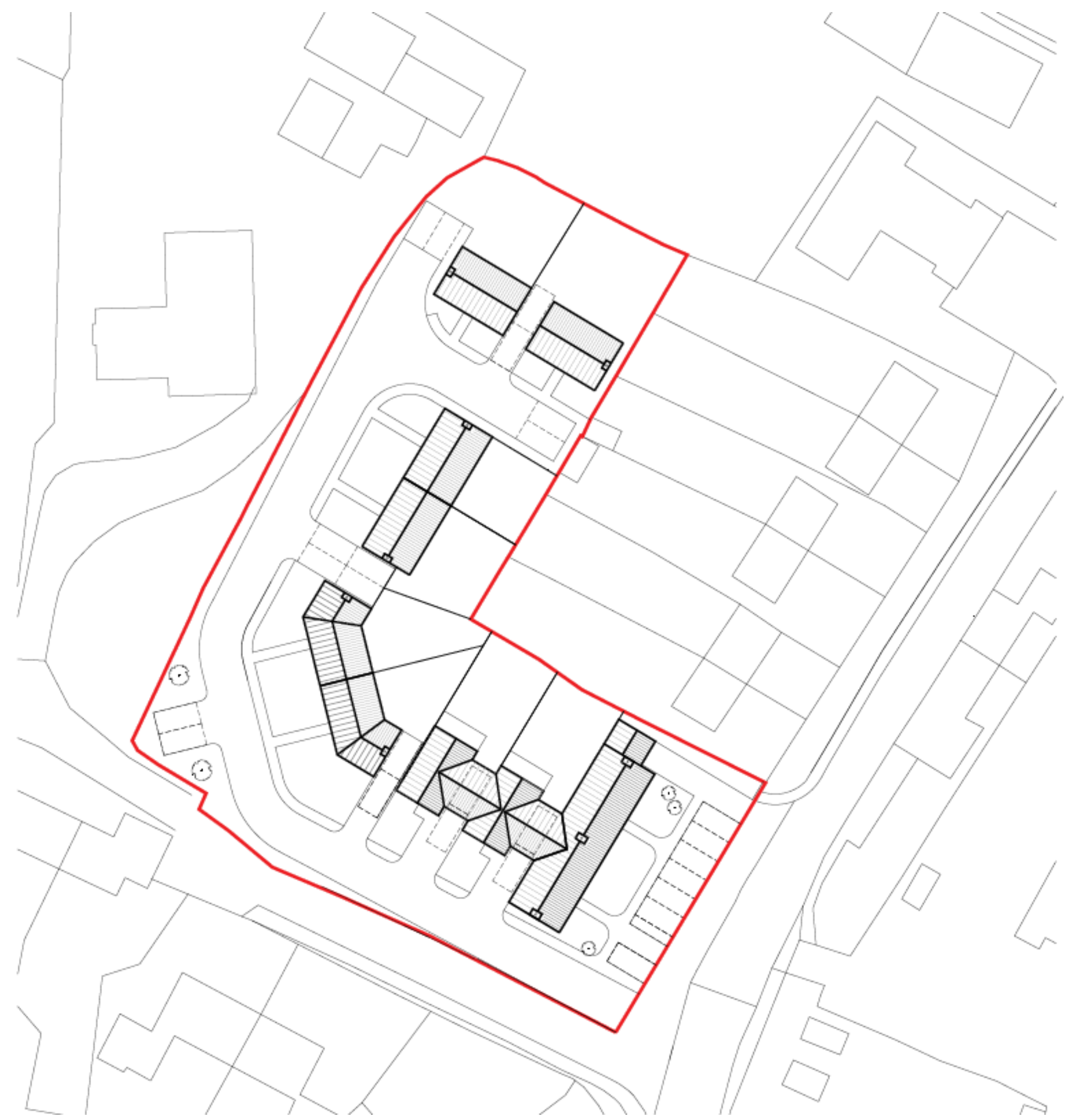


# 6. The Proposal – Iterations



< Potential option with garages and car ports

Potential option with more semi detached and terraced >



< Potential option with no garages and more detached units





# 7. Pre-application Discussions

We have undergone some initial pre-application discussions with South Northamptonshire Council regarding the proposal. The Council outlined that there are a number of technical matters which they require additional information for such a proposal.

One of the these matters related to proving that there is a demand for a community facility. This exhibition seeks to scope the level of interest for a new community facility and what it could be used for. We encourage you to complete our questionnaire to answer whether there is a demand for a facility and what activities it would be used for.





## 8. What's changed?

### What's different from the previous applications?

The previous planning applications were refused due to a loss of a community facility. This proposal seeks to provide a new and improved community facility. The residential development will help deliver the new community facility. It has been carefully considered to respond to the existing local character of the village regarding materials and pattern of development.

### Why can't the existing pub be used for a community hub?

The existing pub is expensive to run and is not purpose built to operate as a community facility.

The Hook Norton Brewery have marketed the pub for a significant period and there has been little interest in running the pub. A new building will be fit for purpose with flexible and adaptable rooms which will allow the hub to change with the times and remain financially viable. When assessed against the closed pub the proposal will; be energy efficient, meet accessibility standards, designed to current standards for such facilities, include meeting facilities and can be run as a shop and coffee shop to foster community integration. It is not viable nor feasible to refurbish the existing building.

### Why is the residential development required?

The residential development is required to generate sufficient values to pay for the development of the community hub, and allow for this to potentially be leased in the long term to the community. The cost to create an energy efficient, modern facility, which is useable, are quite considerable.



## 9. What's next?

Following comments from today's exhibition, the Hook Norton Brewery, and Fisher German will evaluate responses and decide whether any changes need to, or can be made, to the current proposals before the planning application is finalised.

A full planning application will then be submitted to South Northamptonshire District Council for residential development and a new public house/community facility. The application is likely to be submitted during the summer of 2019.

You will be able to formally comment on the planning application once it has been submitted to South Northamptonshire District Council, who will carry out neighbour consultations.

We would like your views on the scheme proposal you have seen today. To assist with this we would appreciate if you would fill in a questionnaire before you leave the exhibition and place it in the responses box provided.

If you wish to view these exhibition panels after the exhibition they will be viewable at:

[www.marstonstlawrence.org.uk](http://www.marstonstlawrence.org.uk)

Thank you for attending the exhibition today.

